WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160036745 DEEDWARR
Recvd: 05/03/16 14:49 2 pgs
Fees: 13.00 Taxes: 2549.30
20160503-0043635

J-FTB-16-1613B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shaun Haggerty	new owner	
(NAME) **1613B Glen Echo Rd.**	(NAME)	**117-16-0U-006.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE COTTAGES OF GREEN HILLS, LLC, A TENNESSEE LIMITED LIABILITY CO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAUN HAGGERTY AND ERICA HAGGERTY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Cottages of Green Hills (f/k/a Glen Echo Cottages), a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, as amended, reference to which is hereby made for a more complete and detailed description.

Being a portion of the same property conveyed to The Cottages of Green Hills, LLC, a Tennessee Limited Liability Company by Warranty Deed from Zac A. Cypress, an unmarried person, of record in Instrument No. 20130103-0000760, Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 3, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Instrument No. 20120315-0022355.
- All matters shown on the Plan of record in Plat Book 1421, Page 37.
- All matters shown on the Plan attached as Exhibit B to the First Amendment to the Declaration, of record in Instrument No. 20140507-0039125.
- Covenants, Conditions and Restrictions of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125.
- Charter for Glen Echo Cottages Owners Association, Inc. of record in Instrument No. 20120409-0030000.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1613B Glen Echo Rd. , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2016.

The Cottages of Green Hills, LLC, A Tennessee limited liability co

BY: _____
Tom McCormick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom McCormick to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of The Cottages of Green Hills, LLC, A Tennessee limited liability co, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2016.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212